

MEMORANDUM

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Agenda Item No. 3 (E)

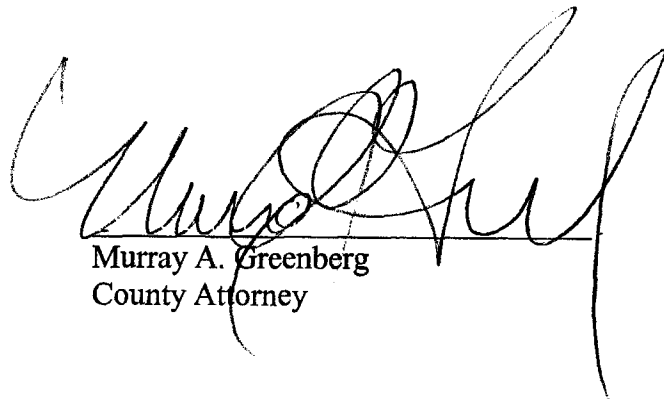
TO: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

DATE: June 26, 2006

FROM: Murray A. Greenberg
County Attorney

SUBJECT: Resolution urging
municipalities to adopt
zoning regulations &
administrative processes to
require private developers
to construct workforce
housing units

The accompanying resolution was prepared and placed on the agenda at the request of
Commissioner Barbara J. Jordan.



Murray A. Greenberg
County Attorney

MAG/jls



MEMORANDUM

(Revised)

TO: Honorable Chairman Joe A. Martinez **DATE:** June 6, 2006
and Members, Board of County Commissioners

FROM: Murray A. Greenberg
County Attorney

SUBJECT: Agenda Item No.

Please note any items checked.

- ☐ "4-Day Rule" ("3-Day Rule" for committees) applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Bid waiver requiring County Manager's written recommendation
- ☐ Ordinance creating a new board requires detailed County Manager's report for public hearing
- ☐ ~~Housekeeping item (no policy decision required)~~
- ☐ No committee review

Approved _____ Mayor

Veto _____

Override _____

Agenda Item No.

6-6-06

RESOLUTION NO. _____

RESOLUTION URGING MUNICIPALITIES WITHIN MIAMI-
DADE COUNTY TO ADOPT ZONING REGULATIONS AND
ADMINISTRATIVE PROCESSES TO REQUIRE PRIVATE
DEVELOPERS TO CONSTRUCT WORKFORCE HOUSING
UNITS CONCURRENTLY WITH MARKET RATE
RESIDENTIAL UNITS

WHEREAS, this Board finds that a severe problem exists within the County with respect to the supply of housing relative to the need for housing for the workforce target income group; and

WHEREAS, Miami-Dade County is experiencing a rapid increase in residents with fixed or reduced incomes, young adults of modest means forming new households, and other individuals in the workforce target income range, including mercantile and service personnel needed to serve the expanding economic base and population growth of the County; and

WHEREAS, numerous studies have shown a need for workforce housing for households with moderate incomes; and

WHEREAS, studies of market demands shows that more than one-half of the new labor force in the County for the foreseeable future will require moderately priced workforce housing units; and

WHEREAS, demographic analyses indicate that public policies which promote exclusively high-priced housing development discriminates against young families, retired and elderly persons, single adults, female heads of households, and minority households; and

WHEREAS, experience indicates that the continuing high level of demand for higher-priced housing, with a higher profit potential, discourages developers from offering a more

diversified range of housing, and the production of moderately-priced workforce housing is further deterred by the high cost of land, materials, and labor; and

WHEREAS, there is reason to believe that, if given the proper incentive, the private sector is best equipped and possesses the necessary resources and expertise required to provide the type of moderately-priced workforce housing needed in the County; and

WHEREAS, existing efforts to encourage private, for profit, developers to construct moderately priced housing have met with very limited success; and

WHEREAS, in recognition of this County-wide need for workforce housing units, this Board has recently adopted zoning regulations and established processes to require private developers to build workforce housing units concurrently with market rate residential units within the unincorporated area,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board urges all municipalities within Miami-Dade County to adopt zoning regulations and establish processes to require private developers to build workforce housing units concurrently with the construction of market rate residential units within their areas of jurisdiction. The County Manager and Directors of the Miami-Dade Housing Agency and Department of Planning and Zoning are directed to meet with the Dade League of Cities to educate the municipalities on the current workforce housing crisis and to further assist the municipalities upon their request for such assistance in the development of municipal workforce housing legislation.

The foregoing resolution was sponsored by Commissioner Barbara J. Jordan and offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

Joe A. Martinez, Chairman
Dennis C. Moss, Vice-Chairman

Bruno A. Barreiro
Audrey M. Edmonson
Sally A. Heyman
Dorrin D. Rolle
Katy Sorenson
Sen. Javier D. Souto

Jose "Pepe" Diaz
Carlos A. Gimenez
Barbara J. Jordan
Natacha Seijas
Rebeca Sosa

The Chairperson thereupon declared the resolution duly passed and adopted this 6th day of June, 2006. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

JM

John McInnis